STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16843 (TP630/2024)
Our File Reference Number: Erven 2241 and 7337, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL : ERVEN 2241 AND 7337 STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Unregistered Consolidated Erven 2241 and 7337, Stellenbosch for:

      2.1.1 a Permission required in terms of a condition of approval in terms of Section 15(2)(l) of the bylaw for the approval of the Site Development Plan.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

   3.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

   3.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.4. The development be implemented in accordance with the Site Development Plan No. 18844-11-2024-1 to 6, drawn by Paragon Architects attached as **Annexure A**.

3.5. The development be implemented in accordance with the Landscaping Plan, Landscaping Plan no. LA_100 dated 01/10/24 drawn by Yes& and be implemented at the cost of the developer and to the satisfaction of the municipality prior an occupation certificate being granted for the first building.

3.6. Building plans be generally in accordance with the Site Development Plan No. 18844-11-2024-1 to 6, drawn by Paragon Architects and attached as **Annexure A**.

3.7. Conditions imposed by the Infrastructure Services Department as contained in the memorandum dated 19 July 2024, and attached as **Annexure C**, be complied with.

4. The **reasons** for the above decision are as follows:

4.1. The proposal is compliant with the development parameters applicable to the property in terms of the Stellenbosch Zoning Scheme By-Law 2024.

4.2. The proposal is not seen to be out of character with its surroundings.

4.3. A detailed landscaping plan will aid in reducing any impact that the building may have on its surroundings.

5. Matters **to be noted**:

5.1. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/11/2024
DATE

STELLENBOSCH
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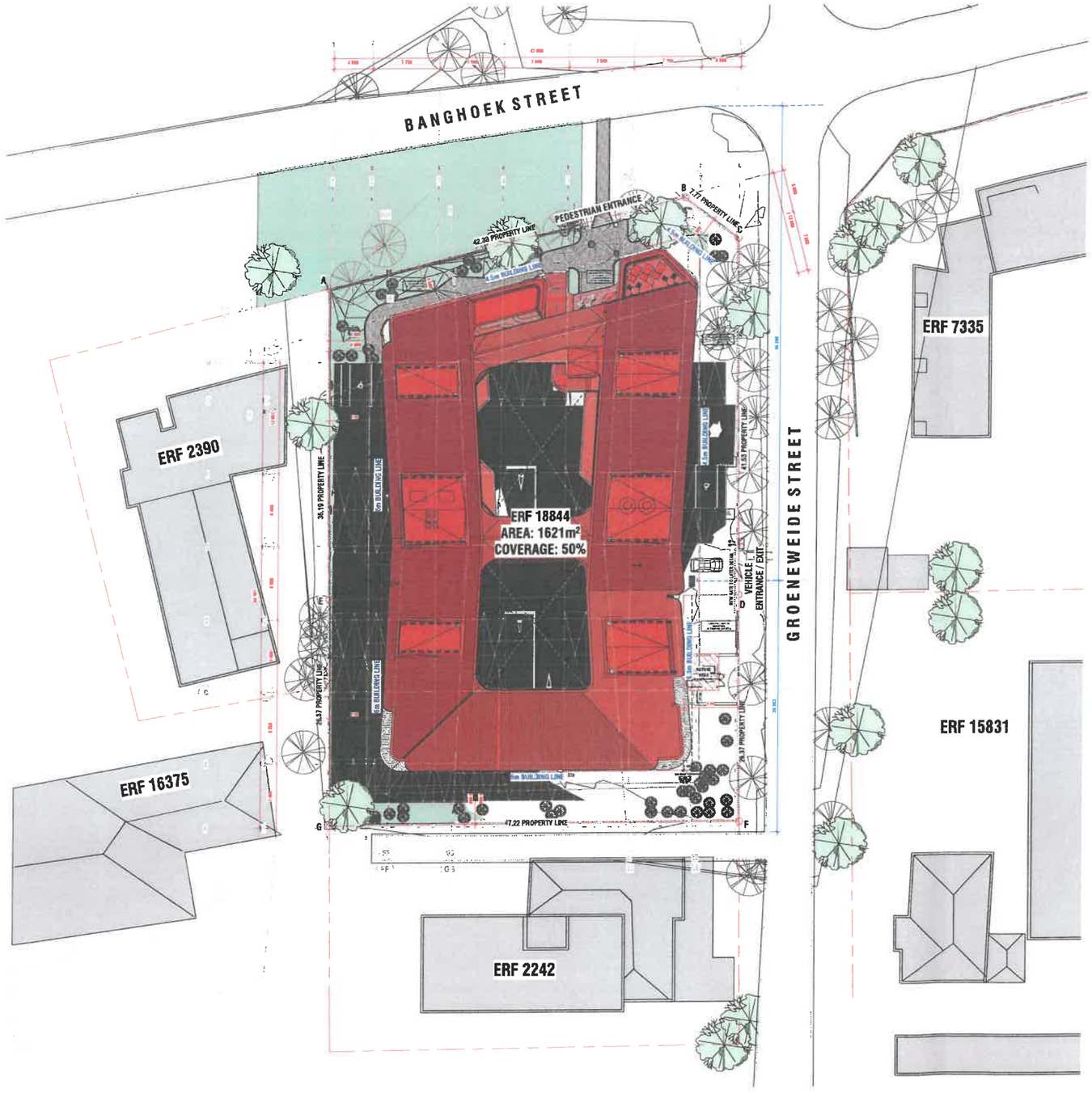
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A



00 Site Plan
SCALE: 1 : 200

LEGEND

	EXISTING	SURVEY	PROPOSED
BUILDING LINE			
PROPERTY LINE			
SEWER			
STORMWATER			
WATER			

APPROVAL

ENG. SUSTAINABILITY

CLIENT

SIGNATURE DATE

PARAGON ARCHITECTS PTY (LTD)

ARCHITECT REG. NO.

SIGNATURE DATE

Site Locality

REFUSE AREA CALCULATION /

Volume generated per week = 50 litres x Persons = Litres /week
Fig's = 50 litres per person / week (generation factor for flats)
Persons = 50per/unit
fig's x Persons = litres /week
50 litres x 50persons = 4300Litres

4300Litres / 240 litre bin = 18 Bins
1 x 240 litre bin = 1.109m²
Bin area = 18.81 m² for 18 Bins

Area for refuse = 18,81 m²
Area provided = 21,00 m²

Area Schedule (SCHEMATIC) UNIT

Level	Name	Count	Area
01 First Storey	2 BED	12	274 m²
02 Second Storey	2 BED	4	181 m²
2 BED: 16			455 m²
01 First Storey	CLUSTER	5	220 m²
02 Second Storey	CLUSTER	3	218 m²
CLUSTER: 8			438 m²
01 First Storey	STUDIO - L	4	64 m²
02 Second Storey	STUDIO - L	2	65 m²
STUDIO - L: 6			129 m²
01 First Storey	STUDIO - S	42	460 m²
02 Second Storey	STUDIO - S	18	397 m²
STUDIO - S: 60			856 m²
Grand total: 91			1879 m²

BULK AREA

Level	Name	Count	Area	Comments
00 Ground Storey	PLY	1	15 m²	INCLUDE
00 Ground Storey	SPAR	1	65 m²	INCLUDE
00 Ground Storey	KITCHEN	1	52 m²	INCLUDE
00 Ground Storey	LAUNDRY	1	25 m²	INCLUDE
00 Ground Storey	LIFT	3	10 m²	INCLUDE
00 Ground Storey	LOBBY	3	58 m²	INCLUDE
00 Ground Storey	SECURITY	1	8 m²	INCLUDE
00 Ground Storey	STORE	2	53 m²	INCLUDE
00 Ground Storey	WORKSPACE	1	108 m²	INCLUDE
00 Ground Storey: 9		9	302 m²	
01 First Storey	2 BED	12	274 m²	INCLUDE
01 First Storey	CLUSTER	5	220 m²	INCLUDE
01 First Storey	COMMUNAL	2	71 m²	INCLUDE
01 First Storey	STUDIO - L	4	64 m²	INCLUDE
01 First Storey	STUDIO - S	42	460 m²	INCLUDE
01 First Storey: 66		66	1042 m²	
02 Second Storey	2 BED	4	181 m²	INCLUDE
02 Second Storey	CLUBHOUSE	1	91 m²	INCLUDE
02 Second Storey	CLUSTER	3	218 m²	INCLUDE
02 Second Storey	COMMUNAL	2	147 m²	INCLUDE
02 Second Storey	LOC. LOUNGE	1	31 m²	INCLUDE
02 Second Storey	STUDIO - L	2	65 m²	INCLUDE
02 Second Storey	STUDIO - S	18	397 m²	INCLUDE
02 Second Storey: 31		31	930 m²	
Grand total: 106		106	2510 m²	

Parking Schedule

Family	Count
Disabled Space	2
Disabled Space: 2	2
PA_Parking Space	84
PA_Parking Space: 84	84
Grand total: 86	86

SCHEDULE OF RIGHTS 197 BH & 7 GW

PROPERTY DESCRIPTION:

Erf / Portion	ERF 18844
Township	STELLENBOSCH
Site Area	0,32 hectares (3171,99 m²)
Title Deed No.	

ZONING INFORMATION:

Town Planning Scheme	STELLENBOSCH 2019
Amendment Scheme No	2019
Use Zone No	MULTI PURPOSE RESIDENTIAL
Annexure No	2019

DEVELOPMENT CONTROL MEASURES:

Control	Permissible	Actual
Height of Buildings	3 storeys	3 storeys
Coverage	50% = 1585,99	50% = 1620,68
Floor Area Ratio	0,75	0,7729968
Floor Area	2 400,25	2515
Building Line	— none relaxed 4,5M 3m 3m — none relaxed 4,5M 3m 3m	— none relaxed 4,5M 3m 3m — none relaxed 4,5M 3m 3m

SUMMARY

BULK ALLOWANCE - 2400,25m²
BULK ACHIEVED - 2515m²
UNDER - -914,75m²

TYPOLOGY MIX

RETAIL-	0m²				
STORAGE-	0m²				
OFFICES-	0m²				
HOTEL-	0m²				
RESIDENTIAL	1618m²	586,34m²	Units		UNIT FLOOR AREA MIX
(STUDIO - 22m²)		UNIT A x 39	Units	69%	837m² 46%
(STUDIO - 34m²)		UNIT B x 4	Units	7%	131m² 7%
(1 BED - 45m²)		UNIT C x 10	Units	17%	405m² 22%
(CLUSTER - 75m²)		UNIT D x 5	Units	10%	446m² 25%
		Unit E x 0	Units	0%	0m² 0%
		Unit F x 0	Units	0%	0m² 0%

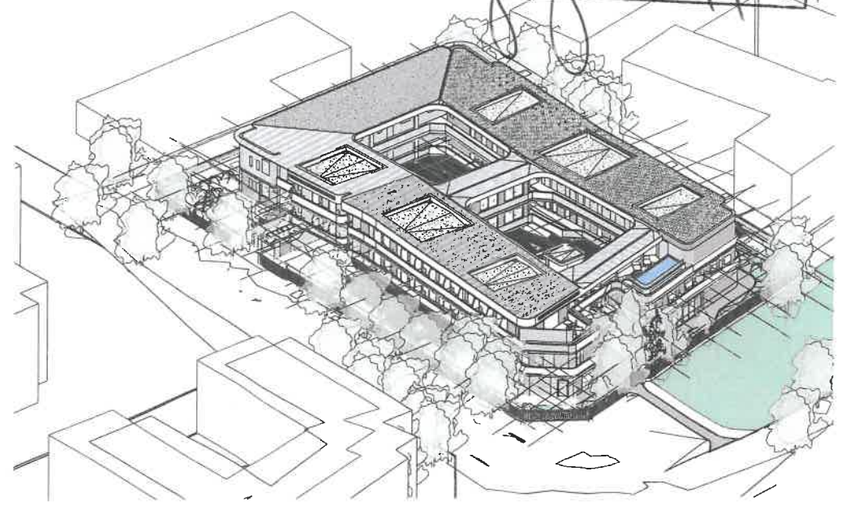
PARKING

OFFICES	-	4	bays /100m²	
BAYS REQUIRED -	0Bays			
STORAGE	-	0,5	bays /100m²	
BAYS REQUIRED -	0Bays			
RETAIL	-	3	bays /100m²	
BAYS REQUIRED -	0Bays			
APARTMENTS/HOTEL UNITS -		0	bays/unit	
BAYS REQUIRED -	0Bays			
RESIDENTIAL UNITS	-			
BAYS REQUIRED -		573bays		
(STUDIO - 22m²)	UNIT A x 39	Units	1	39bays
(STUDIO - 34m²)	UNIT B x 4	Units	1	4bays
(1 BED - 45m²)	UNIT C x 10	Units	2	20bays
(CLUSTER - 75m²)	UNIT D x 5	Units	4	24bays
	UNIT E x 0	Units	0	0bays
	UNIT F x 0	Units	0	0bays
Motorcycle Bays -	4	7 4 =	1 Additional Bay	
Bicycle Bays -	0	7 10 =	4 Additional Bays	
Additional Bays -	1 Bays			
TOTAL BAYS REQ-			573 bays	
TOTAL BAYS PROVIDED-			87,5bays	
Provided	86 bays			
Additional	1 Bays			
TOTAL BAYS	UNDER -	0 Bays		

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) 2023
SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER 27/11/2024 DATE



AXONOMETRIC
SCALE:

SDP No: 18844-11-2024-1

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PARAGON INTERFACE

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REV	DATE	DRAWN BY	
A	2/02/27	SP	ISSUE FOR COUNCIL SUBMISSION
B	2/10/02	LR	ISSUE FOR RTP SUBMISSION
C	24/10/22	LR	ISSUE FOR COUNCIL SUBMISSION

197 BH &7 GW_STUDENT RES
FOR
INCRESCO DEVELOPMENTS
ERF 18844
CORNER 197 BANGHOEK ROAD & 7 GROENEWEIDE, STELLENBOSCH

SITE PLAN
SCALE: As Indicated
PROJECT NUMBER: PA-2036
SHEET NUMBER: 000 - 000
SHEET SIZE: A0
REVISION: C
INFO | COUNCIL | TENDER | CONSTRUCTION
PRINT DATE: 08/10/25
DRAWN BY: LR

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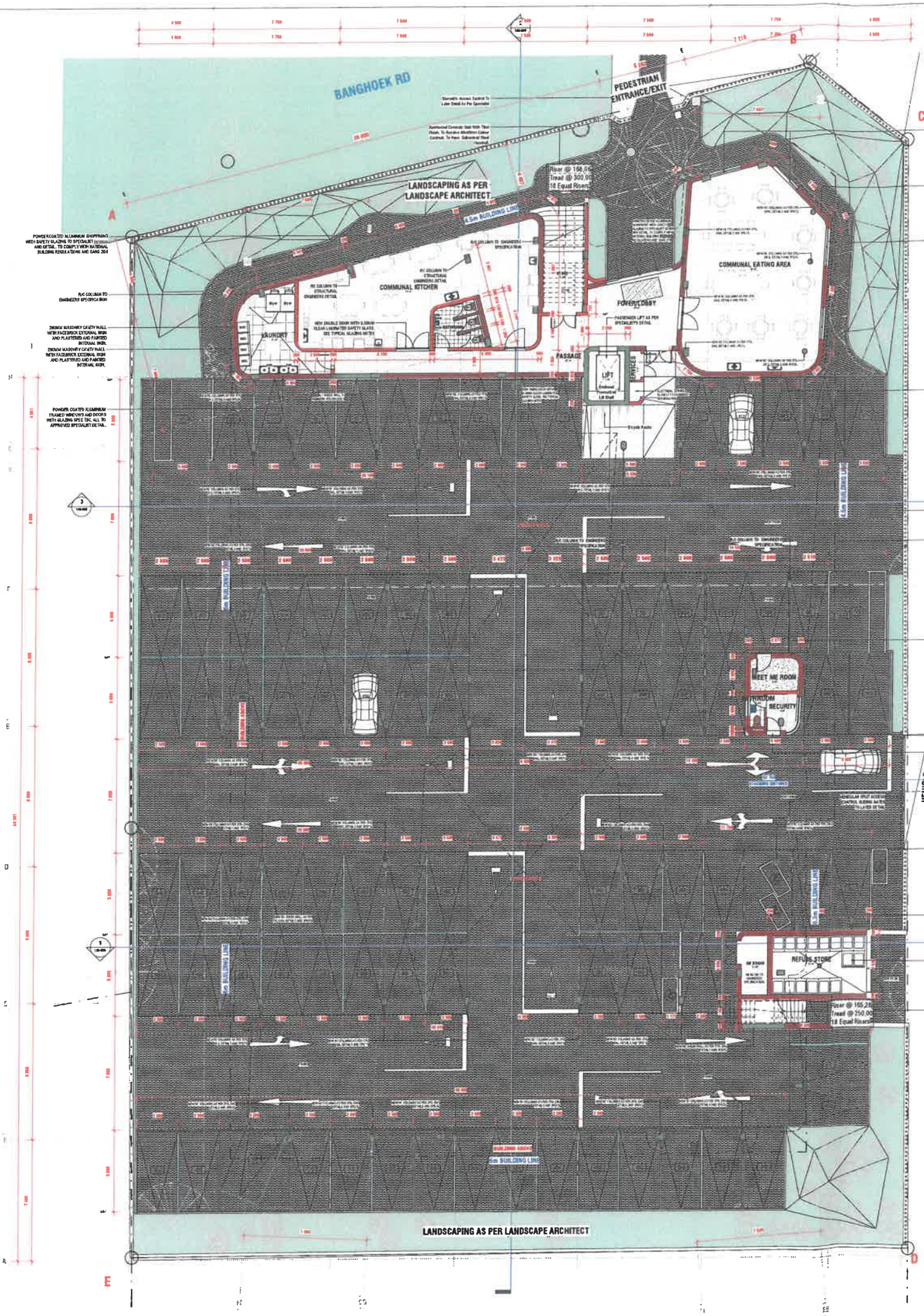
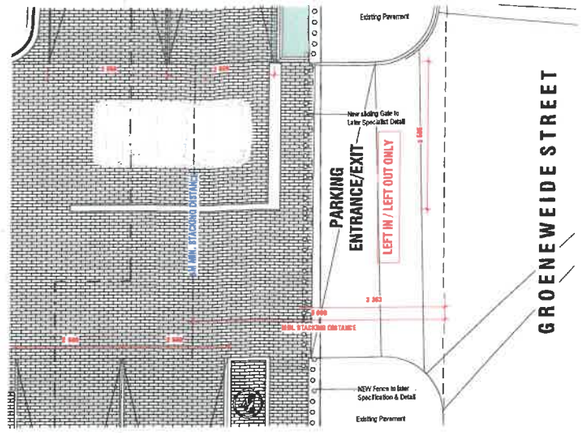
Z:\2025\PA_2025\PA-2036_197 BH & 7 GW_STELLENBOSCH\PA-2036_197 BH & 7 GW_STELLENBOSCH_STUDENT RES_LOCAL_UNIX2_2025.rvt



006-001-GROUND FLOOR

SCALE: 1 : 100

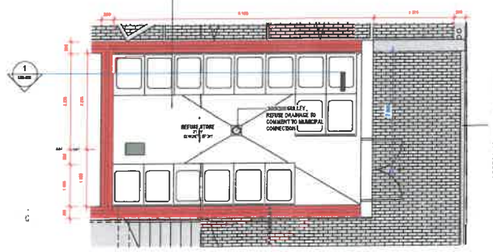


FF

006-001-GROUND FLOOR - Callout 1

SCALE: 1 : 50

REFUSE YARD:
- MINIMUM OF 10 BINS TO BE PROVIDED
- REFUSE YARD LOCATED ON PROPERTY BOUNDARY WITH ACCESS FROM NEIGHBOURING RD
- REFUSE YARD TO BE ENCLOSED WITH BRICK WALL, TO NOT BE VISIBLE FROM STREET EDGE
- FLOORS TO BE SEALED AND DRAINED TO PROVIDE A WATER COATING SYSTEM AND SHOWN AS GROOVED TO BE CUT INTO WALLS AT SPECIFIED 75MM HEIGHT. 1 COAT STONCOR STONHARD STRUCTURAL SL 75MM AS 2004 STONCOR AFRICA STONHARD STONSEAL SL-45+ (OR SIMILAR APPROVED) TO SPECIFIED COLOUR, STONCOR AFRICA STONHARD STONSEAL WF1 (OR SIMILAR APPROVED) EPOXY TO BE USED FOR CONCRETE SKIRTING TO SPECIFIED RADIUS. FLOOR TO BE SEALED USING STONCOR AFRICA STONHARD STONSEAL ZS2, ROUGH TO FALL TO FLOOR GULLY.
- BRICK WALL TO BE PLASTERED AND PAINTED
- WALL PAINT TO BE PRIMERED
- DOORS TO COMPLY WITH ACSURE STANDARD



GROUND FLOOR-REFUSE AREA

SCALE: 1 : 50

REFUSE AREA CALCULATION /

Volume generated per week = 50 litres x Persons. = Litres /week
P(g) = 50 litres per person / week (generation factor for flats)
Persons = 86persons
P(g) x Persons = litres /week
50 litres x 86persons = 4300Litres

4300Litres / 240 litre bin = 18 Bins
1 x 240 litre bin = 1.106m²
Bin area = 19.91 m² for 18 Bins

Area for refuse = 19.91 m²
Area provided = 21.00 m²

LEGEND

	EXISTING	REVISED	PROPOSED
BUILDING LINES			
PROPERTY LINE			
SEWER			
STORMWATER			
WATER			

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), 2022
SUBJECT TO THE CONDITIONS AS PER APPENDIX .
MUNICIPAL MANAGER
27/11/2024
DATE

SDP No: 18844-11-2024-2

APPROVAL

SMC SUSTAINABILITY	
CLIENT	
SIGNATURE	DATE
PARAGON ARCHITECTS PTY (LTD)	
ARCHITECT	REG. NO.
SIGNATURE	DATE

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ACTS OF PARLIAMENT

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REV	DATE	DRAWN BY	DESCRIPTION
A	240227	SP	ISSUE FOR COUNCIL SUBMISSION
B	240827	LR	ISSUED FOR INFORMATION
C	240905	LR	ISSUED FOR SDP SUBMISSION
D	241002	LR	ISSUED FOR COUNCIL RESUBMISSION
E	241106	LR	ISSUED FOR INFORMATION
F	241125	LR	ISSUE FOR COUNCIL SUBMISSION

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197 BH &7 GW_STUDENT RES

for INCRESCO DEVELOPMENTS

ERF 18844
CORNER 197 BANGHOEK ROAD & 7 GROENEWEIDE, STELLENBOSCH

GA GROUND FLOOR PLAN

SCALE: As indicated

PROJECT NUMBER	REPORT / PAGE NO	SHEET SIZE	REVISION
PA-2035	006-001	A0	A-L F

INFO | COUNCIL | TENDER | CONSTRUCTION

PROJECT DATE 07/2023 | DRAWN BY LR

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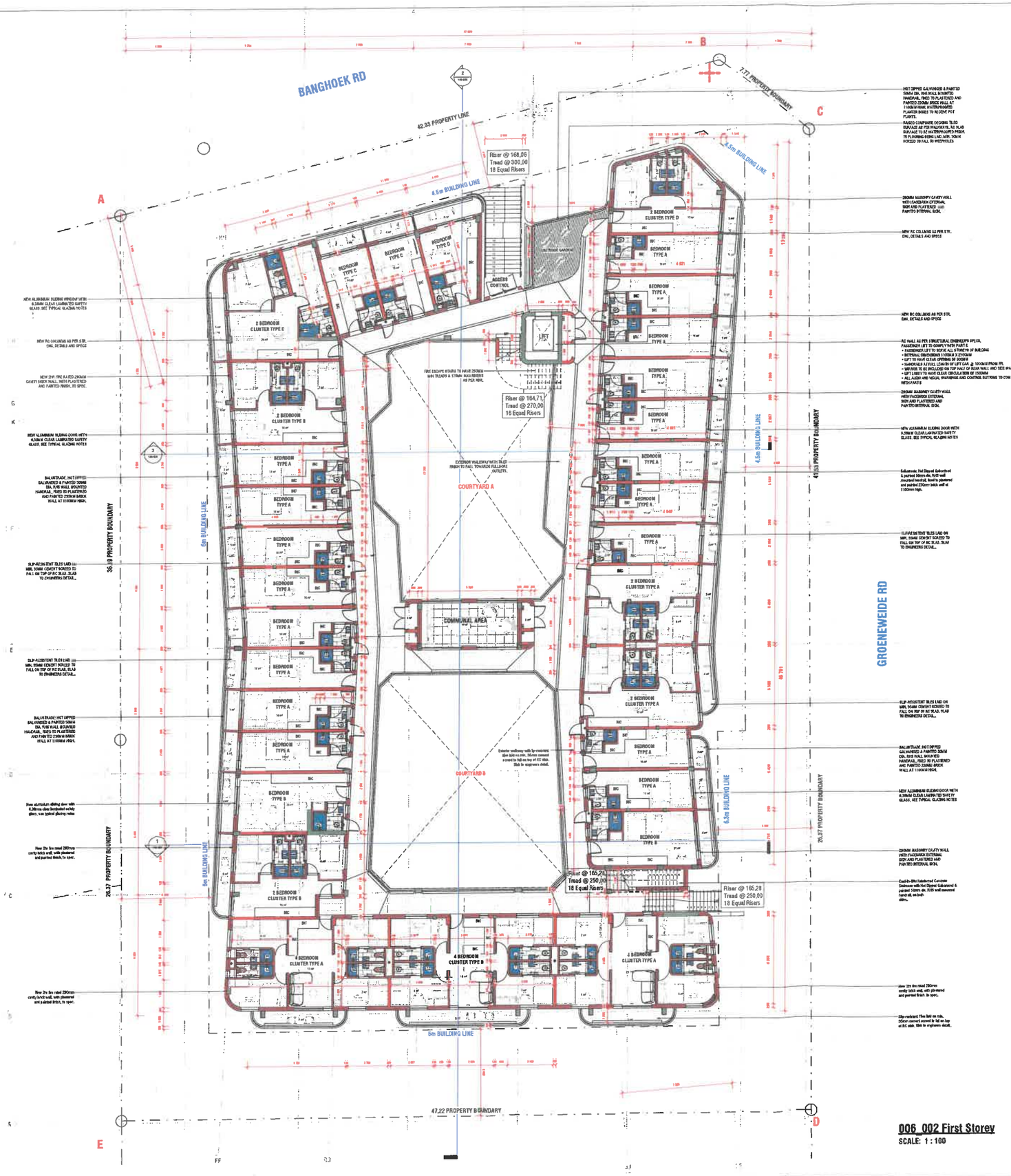

006_002 First Storey
SCALE: 1 : 100

SDP No: 18844-11-2024-3

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ACTS OF PARLIAMENT

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REV	DATE	DRAWN	DESCRIPTION
A	24/02/27	BP	ISSUE FOR COUNCIL SUBMISSION
B	24/04/05	LR	ISSUE FOR 3DP SUBMISSION
C	24/10/07	LR	ISSUE FOR COUNCIL SUBMISSION
D	24/11/06	LR	ISSUED FOR BP DRAWINGS
E	24/11/25	LR	ISSUE FOR COUNCIL SUBMISSION

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX 2027
MUNICIPAL MANAGER
27/11/2024
DATE

APPROVAL

EMC SUSTAINABILITY	
CLIENT	
SIGNATURE	DATE
PARAGON ARCHITECTS PTY (LTD)	
ARCHITECT	REG. NO.
SIGNATURE	DATE

LEGEND

	EXISTING	SEWAGE	PROPOSED
BUILDING LINES			
PROPERTY LINE			
		STORMWATER	
		WATER	

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197 BH &7 GW_STUDENT RES

FOR
INCRESCO DEVELOPMENTS

ERF 18844
CORNER 197 BANGHOEK ROAD & 7 GROENEWEIDE, STELLENBOSCH

GA FIRST FLOOR PLAN

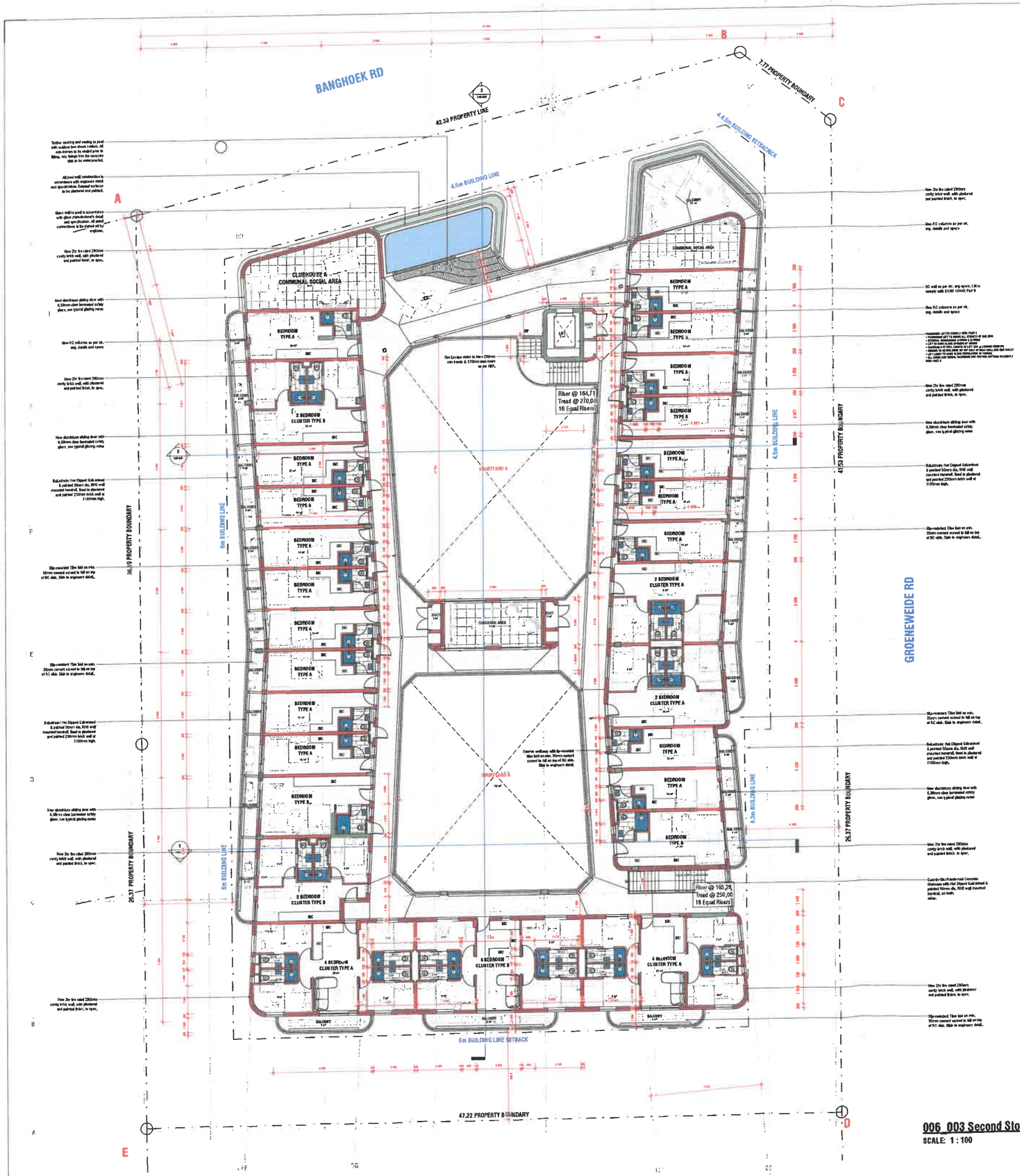
SCALE: As indicated

PROJECT NUMBER	SHEET NO	SHEET SIZE	REVISION
PA-2036	006-002	A0	E

INFO | COUNCIL | TENDER | CONSTRUCTION

PRINT DATE 27/11/2024 | DRAWN BY BP

C:\Users\Reception\Desktop\PA-2036-01_197 BH & 7 GW_STELLENBOSCH_STUDENT RES_LOCAL_LANZA - COUNCIL SUBMISSION_PA_2024_197 BH & 7 GW_STELLENBOSCH_STUDENT RES_LOCAL_LANZA_2024.rvt



006_003 Second Storey
SCALE: 1 : 100

SDP No: 18844-11-2024-4

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REV	DATE	DRAWN	DESCRIPTION
A	240227	SP	ISSUE FOR COUNCIL SUBMISSION
B	240906	LN	ISSUE FOR SDP SUBMISSION
C	241002	LN	ISSUE FOR COUNCIL SUBMISSION
D	241106	LH	ISSUED FOR INFORMATION
E	241129	LH	ISSUE FOR COUNCIL SUBMISSION

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER APPENDIX 2023
MUNICIPAL MANAGER
27/11/2024
DATE

APPROVAL
ENG. SUSTAINABILITY
CLIENT
SIGNATURE DATE
PARAGON ARCHITECTS PTY (LTD)
ARCHITECT REG. NO.
SIGNATURE DATE

LEGEND
BUILDING LINES
PROPERTY LINE
EXISTING SERVICE PROPOSED
SEWER
STORMWATER
WATER

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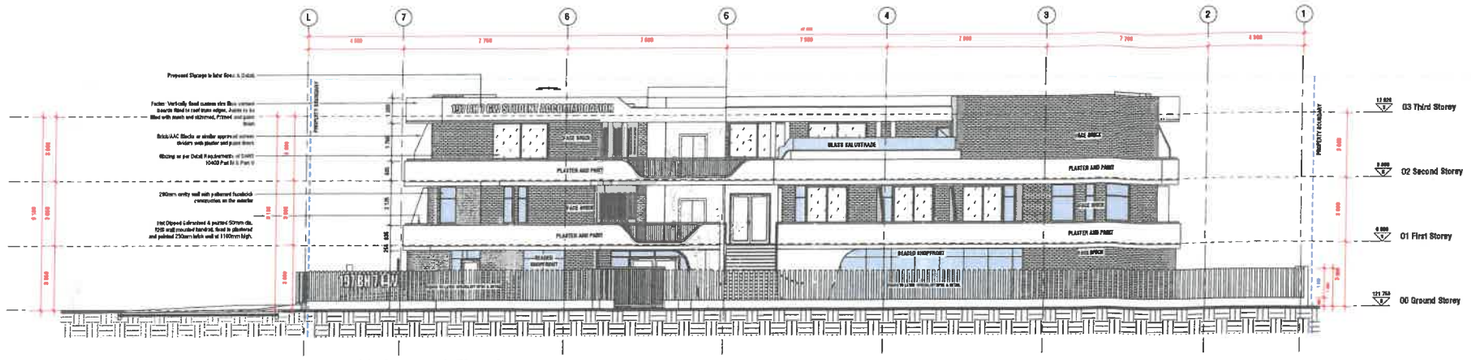
PARAGON ARCHITECTS
197 BH &7 GW_STUDENT RES
FOR
INCRESCO DEVELOPMENTS
ERF 18844
CORNER 197 BANGHOEK ROAD & 7 GROENEWEIDE, STELLENBOSCH
GA SECOND FLOOR PLAN
SCALE: As indicated

PROJECT NUMBER	SERIES - PAPER NO	SHEET SIZE	REVISION
PA-2036	006-003	A0	A-04 E

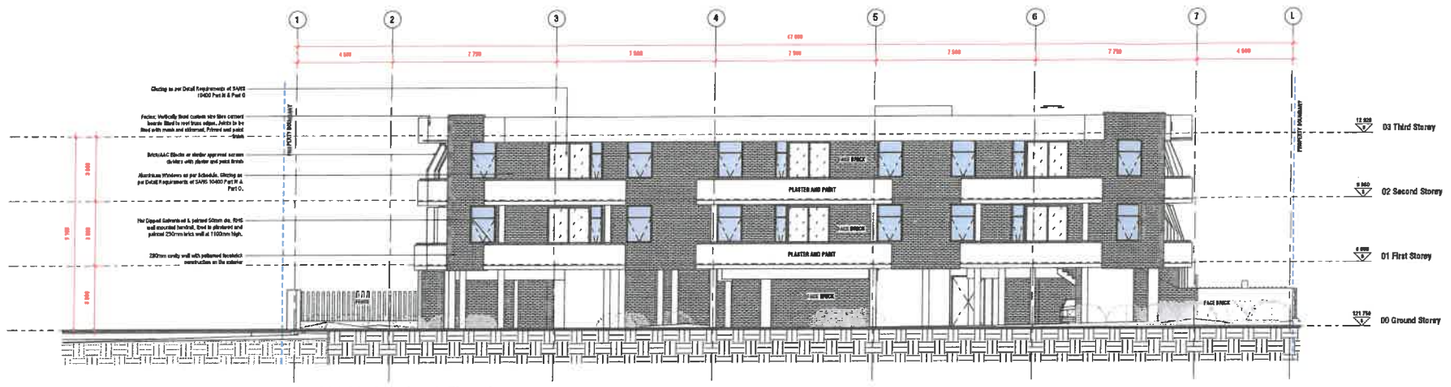
SDP	BUILDING	TENDER	CONSTRUCTION
PROJECT DATE 07/12/23	DRAWN BY ZP		

C:\Users\Hermanie\2024\PA-2036-R1_197 BH & 7 GW_STELLENBOSCH\24-1129_PA_2036_197 BH & 7 GW_STELLENBOSCH_STUDENT RES_LOCAL_WORX - COUNCIL SUBMISSION_R24.rvt
25/11/2024 12:21:07 PM



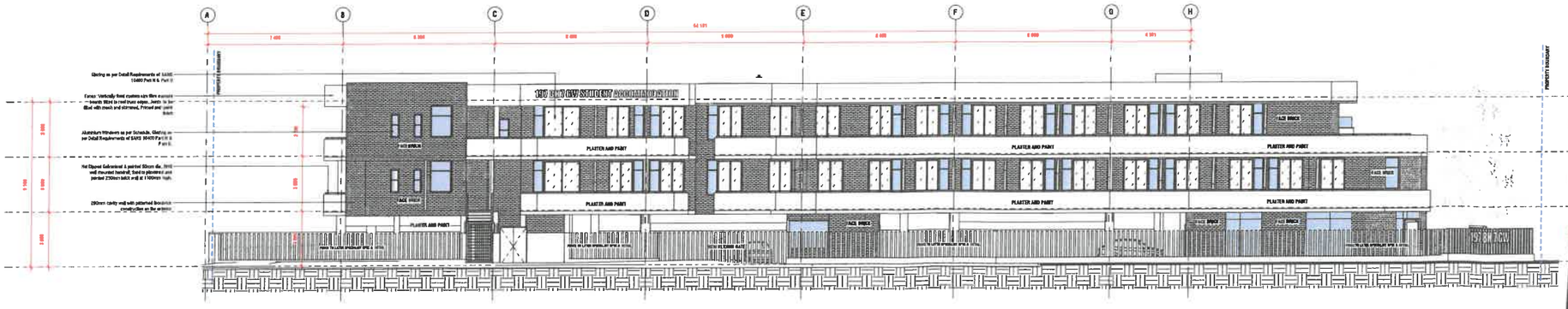
006-004.01_GA - North Elevation

SCALE: 1 : 100



006-004.02_GA - South Elevation

SCALE: 1 : 100



006-004.03_GA - East Elevation

SCALE: 1 : 100

006-004.04_GA - West Elevation

SCALE: 1 : 100

APPROVAL	
ENG. SUSTAINABILITY	
CLIENT	
Drawn Name	DATE
PARAGON ARCHITECTS PTY (LTD)	
ARCHITECT	REG. NO.
SIGNATURE	DATE

LEGEND

BUILDING LINE

PROPERTY LINE

EXISTING	SERVICE	PROPOSED
	SEWER	
	STORMWATER	
	WATER	

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REV	DATE	DRAWN	DESCRIPTION
A	240227	SP	ISSUED FOR COUNCIL SUBMISSION
B	240503	LR	ISSUED FOR SDP SUBMISSION
C	241002	LR	ISSUED FOR COUNCIL SUBMISSION
D	241126	LR	ISSUED FOR APPROVAL SDP
E	241127	LR	ISSUED FOR COUNCIL SUBMISSION

STELLENBOSCH MUNICIPALITY
THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015), SUBJECT TO THE CONDITIONS AS PER APPENDIX. 2023
MUNICIPAL MANAGER
27/11/2024
DATE

SDP No: 18844-11-2024-5

PARAGON GROUP | PARAGON ARCHITECTS | PARAGON INTERIOR
PARAGON ARCHITECTS

197 BH &7 GW_STUDENT RES

INCRESCO DEVELOPMENTS

ERF 18844
CORNER 197 BANGHOEK ROAD & 7 GROENEWEIDE, STELLENBOSCH

GA ELEVATIONS

SCALE: As Indicated

PROJECT NUMBER	REFERENCE	SHEET SIZE	REVISION
PA-2036	006-004	A0	E

SKD	COUNCIL	TENDER	CONSTRUCTION

PROJECT DATE 09/24/23 — DRAWN BY LR

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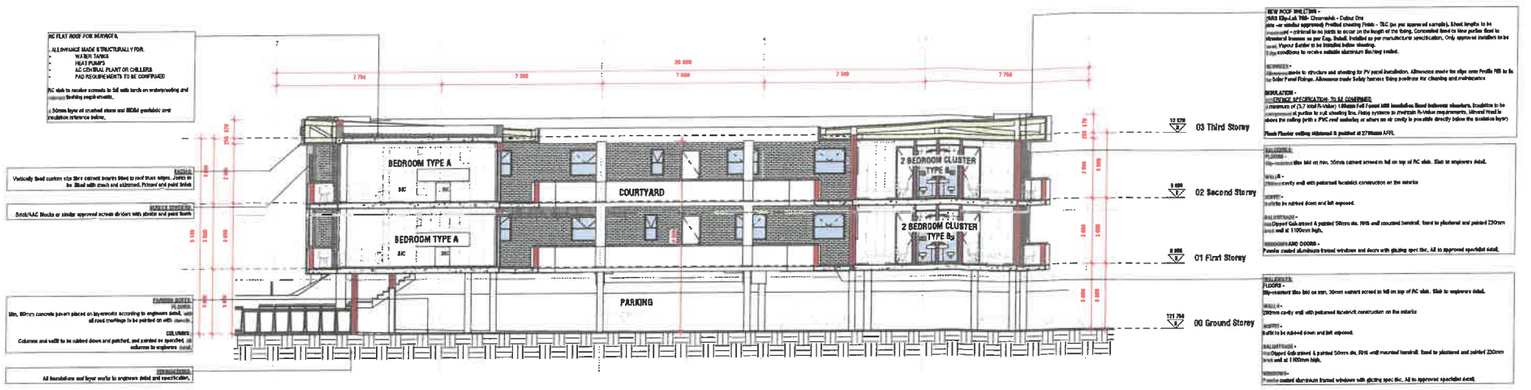
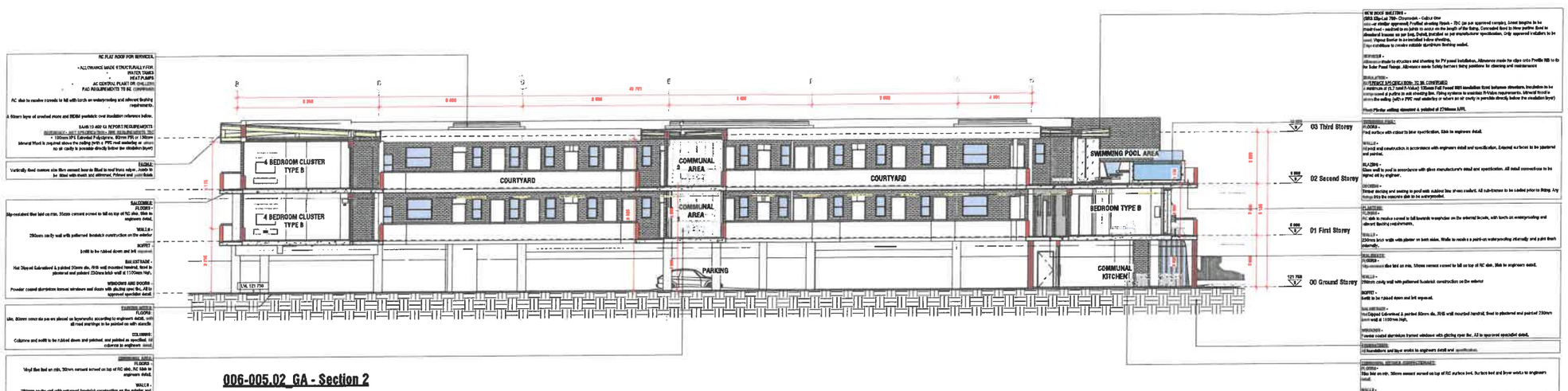


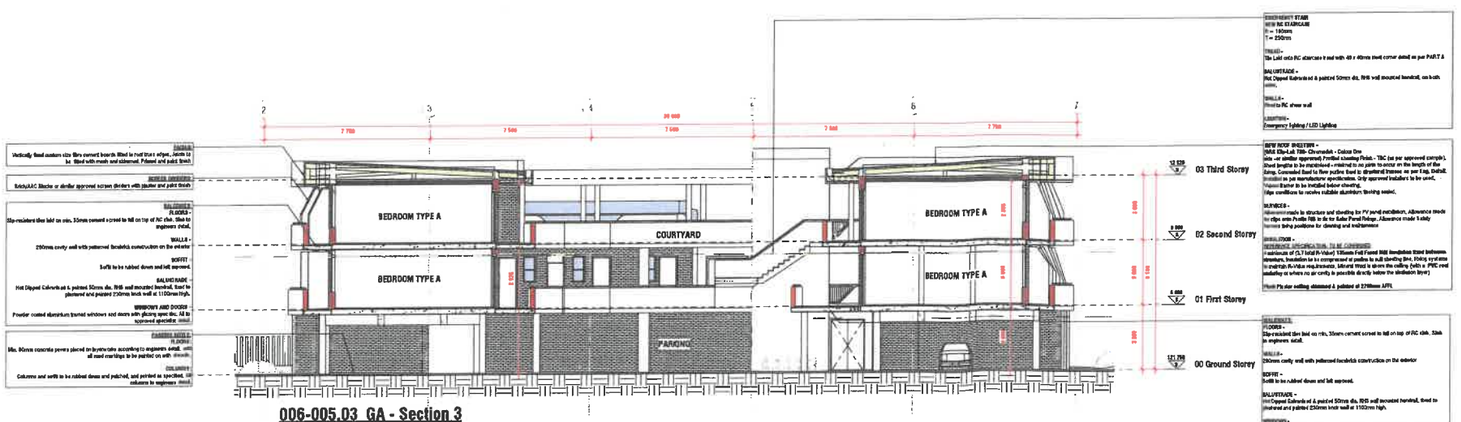
006-005.01_GA - Section 1

SCALE: 1 : 100



006-005.02_GA - Section 2

SCALE: 1 : 100



006-005.03_GA - Section 3

SCALE: 1 : 100

APPROVAL

EMC SUSTAINABILITY

CLIENT

SIGNATURE DATE

PARAGON ARCHITECTS PTY (LTD)

ARCHITECT REG. NO.

SIGNATURE DATE

LEGEND

SUB DIVISION

PROPERTY LINE

EXISTING	SERVICE	PROPOSED
	SEWER	
	STORMWATER	
	WATER	

STELLENBOSCH MUNICIPALITY

THIS SITE DEVELOPMENT PLAN IS APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) 2025 SUBJECT TO THE CONDITIONS AS PER APPENDIX.

MUNICIPAL MANAGER — DATE 27/11/2024

SDP No: 18844-11-2024-6

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REV	DATE	GROUP N	DESCRIPTION
A	240227	SP	ISSUE FOR COUNCIL SUBMISSION
B	240909	LR	ISSUE FOR SDP SUBMISSION
C	241021	LR	ISSUE FOR COUNCIL SUBMISSION
D	241106	LR	ISSUED FOR INFORMATION
E	241126	LR	ISSUE FOR COUNCIL SUBMISSION

197 BH &7 GW_STUDENT RES

FOR

INCRESCO DEVELOPMENTS

ERF 18844
CORNER 197 BANGHOEK ROAD & 7
GROENEWEIDE, STELLENBOSCH

GA SECTIONS

SCALE: As Indicated

PROJECT NUMBER	SHEET NO. PAGE NO.	SHEET SIZE	REVISION
PA-2036	006-005	A0	E

INFO	COUNCIL	TENDER	CONSTRUCTION

PRO.ACT DATE: 08/10/24 — DRAWN BY: Author

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STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE C

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Principal Technician: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Kurt Titus**
Date ▫ Datum:	**19 July 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2715**
Town Planning Ref:	**LU/16843**
Re ▫ Insake:	**Erf 2241 & 7337, Stellenbosch: Application for permission required in terms of a condition of approval in terms of section 15(2)(l) of the Stellenbosch Municipality By-Law on Municipal Land Use Planning, 2023 for a Site Development Plan approval on consolidated Erf 18844, Stellenbosch.**

Details, specifications and information reflected in the following documents refer:

- Proposed Site Development Plans No. 197 BH &7 GW_STUDENT RES, By Paragon Architects, dated 08 October 2023.
- TIS report, 02 April 2024 by UDS Africa
- Report on Civil Engineering Services, by Struxit Projects, dated 02 May 2024.
- GLS water and sewer analysis report dated 24 April 2024.

These comments and conditions are based on the following proposed development parameters:

- Total Units: 59 apartments
- Total GLA: 860m^2

Any development beyond these parameters would require a further approval and/or a recalculation of the Development Charges from this Directorate.

The development is recommended for approval, subject to the conditions as stated below:

1. Water

1.1 SSW6.11: new 250 Ø mm water pipeline upgrade has been triggered to improve network conveyance and must be installed by the developer (see below Water Master Plan 2019 snipped)

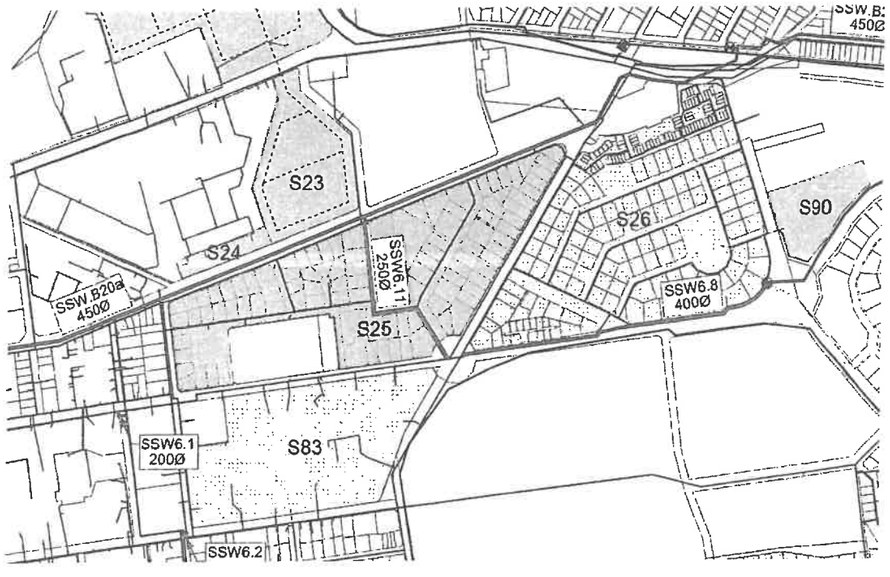
1.2 The new proposed 250 Ø mm water pipeline must tie into existing 300 Ø mm AC water main in Banghoek street and to the 200 Ø mm AC water main at the Cluver Circle.

1.3 This upgrade can be offset from Development Charges.

1.4 Any shortfall will be for the account of the developer.

1.5 A DC agreement must be entered into before any work commence.

1.6 A new water connection for the proposed development must be installed to the new proposed 250 Ø mm water pipeline in Groeneweide Road.



2. Sewer

2.1 The recommended position for connection of the proposed development to the existing sewer reticulation network is to the existing 160 mm Ø pipe in Banghoek Street.

3. Roads

3.1 Provision must be made for an NMT (Non-Motorized Transport) lane on the southern side of Banghoek and Groeneweide street that must be implemented to a minimum width of 2m. A marked-up SDP plan has been attached indicating the general location/position of the side walk. A detailed design done by a professional consultant engineer must be submitted for approval.

4. Ownership and Responsibility of services

4.1 All internal services on the said erf will be regarded as private services and will be maintained by the "*Developer*" and or Owner's Association.

5. Internal- and Link Services

5.1 that the "*Developer*", at his/her cost, construct the internal (on-site) municipal civil services for the development, as well as any link (service between internal and available bulk municipal service) municipal services that need to be provided.

Any alterations to existing services necessitated by the new development will be for the Developer's cost.

6. Bulk Water Meter

that the "*Developer*" shall install a bulk water meter conforming to the specifications of the Directorate: Engineering Services at his cost at the entrance gate and that clearance will only be issued if the bulk water meter is installed, a municipal account for the said meter is activated and the consumer deposit has been paid.

7. Engineering Design Drawing Approval

7.1 Detailed design plans must be submitted for approval that include all relevant cross sections, long sections, all connection to new and existing infrastructure and layout plans for all proposed civil engineering work.

Designs to be completed by a professionally registered consultant engineer and submitted to Development, Infrastructure Services, Stellenbosch Municipality for approval, prior to construction.

8. Development Charges (DCs)

8.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on subsequent applications i.e. building plan / A final calculation will be provided prior to payment.

8.2 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.

Ktitus

Kurt Titus
Principal: Development (Infrastructure Services)

Z:\2.0 DEVELOPMENT\01 Land Use applications\2715 (Ku) Erf 2241& 7337 Stellenbosch (LU-16843)\Final Memo\2715 () Erf 2241& 7337 Stellenbosch (LU-16843).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	CIVIL LU 2715
Development Name:	Banghoek Development
Date:	12 July 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations).	Stellenbosch Town
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	ERF 2241, 7337
DC Parameters Reference:	DC Calc_ Ref: SDP_ Paragon Architects_ DRW No: PA - 2026_ 160124_REV A_ SP

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	11.25	10	0,2	1	68.75		100	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	11.25	10.00	0.20000	1.000	68.8		100	
Charges before adjusting for positive only, before Deductions	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
Charges adjusted for positive only, before Deductions	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 370 530.00	R 362 498.02	R -	R 102 800.01	R 436 083.61	R 1 271 911.64	R 405 431.30	R 1 677 342.94
VAT:	R 55 579.50	R 54 374.70	R -	R 15 420.00	R 65 412.54	R 190 786.75	R 60 814.70	R 251 601.44
Total Development Charges Payable (including VAT):	R 426 109.50	R 416 872.73	R -	R 118 220.01	R 501 496.15	R 1 462 698.39	R 466 246.00	R 1 928 944.39

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	Ktitus
Notes:	34 Bedroom credit _ See approved building plans below

Stellenbosch Town

	Description of Service	Unit of Measure	Development Parameters			Provision for Development			Number of Units / Area	Charges (Rand excl VAT)							
										Water	Sewer	Electricity	Roads	Stormwater	Other (Specify in Report)	Solid Waste	Total
	Description	Unit								Yes	Yes	No	Yes	Yes	Yes	Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du		84			59		25	R 570 530.00	R 362 498.02	R -	R 102 800.01	R 436 063.81	R 1 271 911.84	R 405 431.30	R 1 877 342.94
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Converted Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non-domest	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0,0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0			Total Area:	0										

	Charges before adjusting for positive only, before Deductions	R 570 530.00	R 362 498.02	R -	R 102 800.01	R 436 063.81	R 1 271 911.84	R 405 431.30	R	1 877 342.94
Deduct	Charges adjusted for positive only, before Deductions	R 570 530.00	R 362 498.02	R -	R 102 800.01	R 436 063.81	R 1 271 911.84	R 405 431.30	R	1 877 342.94
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R	-
	Percentage: 0,00% Discount Deduction (%)	R -	R -	R -	R -	R -	R -	R -	R	-
	Additional Deduction per service - from Service Agreement (num)	R -		R -	R -	R -	R -	R -	R	-
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 570 530.00	R 362 498.02	R -	R 102 800.01	R 436 063.81	R 1 271 911.84	R 405 431.30	R	1 877 342.94
	VAT	R 85 579.50	R 54 374.70	R -	R 15 420.00	R 65 412.54	R 190 786.75	R 60 814.70	R	281 601.44
	Total Development Charges	R 428 108.50	R 416 872.73	R -	R 118 220.01	R 501 476.15	R 1 462 698.59	R 466 246.00	R	1 928 944.39